

CAPSULE SUMMARY
John W. Smith House (AA-380)
74 Charles Street
Annapolis, Maryland

The wood frame building at 74 Charles Street was constructed in 1882 for property owner John W. Smith. At the time of its completion, the building was the first freestanding single-family dwelling in Lot 39 of Parcel 32. The property was owned and occupied by the John Smith family for seventy-five years.

The main block of the building as originally erected is rectangular in form with a side-passage entry. The three-bay square building, augmented by 1921 with a third rear ell, is clad in square-butt wood shingles. The facade is dominated by a one-story wood frame porch, added to the building by 1921. The detailing of the 20th century porch provides the building with much of its Colonial Revival style, a fashionable mode also evident in the pedimented window surrounds that ornament the entire structure. The shallow pitched side gable roof, sheathed with asphalt shingles, is pierced by dormers and a central brick chimney. The building is set upon a rectangular shaped lot with a narrow side and rear yard. A gravel drive is located to the east of the building.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-380

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1. Name of Property

=====

historic name John W. Smith House

common/other name _____

=====

2. Location

=====

street & number 74 Charles Street not for publication _____
city or town Annapolis vicinity _____ state Maryland code MD
county Anne Arundel code 003 zip code 21401

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing Noncontributing

<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Is this property listed in the National Register?

Yes ☒ Name of Listing Annapolis Historic District

No _____

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Colonial Revival

Materials (Enter categories from instructions)

foundation Not Visible

roof Asphalt Shingles

walls Wood Shingles

other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

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=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1882-1956

Significant Dates 1882
1956

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Anne Arundel County Land and Will Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

Archives of Maryland, XXXVIII, "Act for Keeping Good Rules and Orders," 1696.

Papenfuse, Edward and Jane McWilliams. "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29, "Records of the Bureau of the Census." 1880, 1900, 1910, and 1920 Census; Anne Arundel County, Maryland.

Warren, Marion E. and Mame Warren, The Train's Done Been and Gone, Annapolis, MD: M.E. Warren, 1976.

Maps and Drawings

Magnus, Charles. Bird's Eye View of the City of Annapolis, 1864, Reproduced 1967.

Sachse, Edward. Bird's Eye View of the City of Annapolis, circa 1858. Maryland Hall of Records, MdHR G 1219-349.

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1903, 1908, 1913, 1921, 1930, and 1954 updated.

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10. Geographical Data
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Acreage of Property Less than one acre

Verbal Boundary Description (Describe the boundaries of the property.)

The property designated as 74 Charles Street is located on Parcel 589 as shown on Grid 21, Map 4Z in the City of Annapolis.

Boundary Justification (Explain why the boundaries were selected.)

The building has been historically associated with this property since its construction in 1882.

=====
11. Form Prepared By
=====

name/title Laura Trieschmann, Architectural Historian
organization EHT Traceries, Inc. date May 31, 1999
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name John F. and Paula J. Hartman
street & number 74 Charles Street telephone _____
city or town Annapolis state MD zip code 21401
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-380

Section 7 Page 1

John W. Smith House

name of property

Annapolis, Maryland

county and state

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The wood frame building at 74 Charles Street was constructed in 1882 as the first freestanding single-family dwelling in Lot 39 of Parcel 32. The main block of the building as originally erected is rectangular in form with a side-passage entry. The three-bay square building, enlarged by 1921 with a third rear ell, is clad in square-butt wood shingles. The facade is dominated by a one-story wood frame porch, added to the building by 1921. The detailing of the 20th century porch provides the building with much of its Colonial Revival style, a fashionable mode also evident in the pedimented window surrounds that ornament the entire structure. The shallow pitched side gable roof, sheathed with asphalt shingles, is pierced by dormers and a central brick chimney.

The building is set upon a rectangular shaped lot with a narrow side and rear yard. A gravel drive is located to the east of the building. A narrow strip of the property extends southwest to Spa Creek behind the modern dwellings at 70 and 72 Charles Street.

Exterior

The three bay wide facade, facing northwest on Charles Street, is symmetrically pierced by elongated window openings and a side-passage entry. The entry is filled by a replacement fifteen-light wood and glass door framed with a narrow beaded casing, wood sill, one-light transom, and pedimented lintel. To the east, the elongated windows extend to the floor of the front porch. The openings have 2/2 sash, one of which is presently secured with louvered wood shutters. Like the main entry, the openings have narrow beaded casings and a pedimented lintel with molded architraves. The first story of the facade is protected by a full-width wood frame porch, erected by 1921. The porch is set upon rock-face concrete block piers with a wood frame floor. The thin, turned balusters are spaced between four Tuscan columns that support the shallow half-hipped roof. The roof is finished with a boxed cornice capped with an ogee molding.

The second story of the facade has three standard sized window openings, each holding a 2/2 window. The openings are framed with wood sills, square-edged casings with interior beading, and projecting pedimented lintels. The overhanging eave on the facade has a shallow boxed cornice with scrolled sawn brackets. The two front gable dormers in the roof are clad on the sides with diamond-shaped asbestos shingles. The 2/2 windows are framed with wide square-edged casings, wood sills, and open pediments that have a return on the front.

The southwest elevation, within the main block, is pierced on the

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CONTINUATION SHEET

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Section 7 Page 2

John W. Smith House

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first story by a single 2/2 window. The second story has two equally spaced 2/2 windows, while the gable end has a single 2/2 window. Each of the openings is finished with wood sills, square-edged casings, and projecting pedimented lintels.

Between 1891 and 1897, a one-story ell was constructed on the eastern portion of the rear ell. By 1913, the ell was replaced by a two-story rear addition that extended the full-width of the elevation. As noted on the Sanborn Fire Insurance Map, the rear ell was enlarged by 1921 from one-bay in depth to two bays.

Visible on the southwest elevation, the circa 1921 ell has a cut-away porch on the first story. Supported by two square posts, the porch has two single entries of wood and glass (one to the ell and one to the main block) and a small 1/1 window. To the south of the cut-away porch is a pair of four-light casement windows. The second story of the ell has a single 1/1 window.

The northeast elevation of the main block is three bays wide with symmetrically placed openings on the first and second stories. Framed with square-edged casings, the openings have 2/2 windows, wood sills, and projecting pedimented lintels. The side elevation of the ell has two bays, each with 2/2 windows and similar detailing.

The southeast elevation of the ell is two bays wide, symmetrically pierced by 2/2 windows. The openings are framed with square-edged casings, wood sills, and have projecting pedimented lintels.

The interior of the dwelling was not accessible.

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CONTINUATION SHEET

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The building at 74 Charles Street was constructed in 1882 for property owner John W. Smith. The late 19th century construction of the freestanding dwelling, together with the erection of a pair of adjacent twin dwellings, constituted the first of many improvement on the southeastern end of Charles Street. The property was owned and occupied by the John Smith family for seventy-five years. In an effort to present architectural conformity with the main block of the building and the additions, the building was renovated in the early 1920s to reflect the fashionable Colonial Revival style and fully clad with square-butt wood shingles.

Site History: Lot 39

The property on which the building at 74 Charles Street stands was historically a portion of the much larger Lot 39 in Parcel 32. Documented in James Stoddert's survey notebook, Lot 39 was resurveyed in 1718 for William Bladen. Bladen retained ownership until his death, upon which his heirs were forced to convey the property in 1724 to Daniel Dulany. The sale included sixteen lots located throughout Annapolis. By 1781, the heirs of Dulany were also forced to convey the property, which included both Lots 39 and 40 on the southwestern end of Charles Street. The Commissioners of Confiscated Property sold Lot 39 to David Lynn. Lynn retained ownership of the undeveloped tract until 1794, transferring the title to John Davidson. Davidson, born in Inverness, Scotland about 1738, was a prominent merchant with the firm of Wallace, Davidson, and Johnson. Previously, in 1770, he had purchased Lot 43 free of title for 80 pounds sterling.

Upon Davidson's death in 1794, and his wife Eleanor's in 1815, ownership of the property was presented to the Chancery Court, with the heirs requesting permission to sell Lot 39 of Parcel 32 and Lot 43 of Parcel 31. Consequently, the property was advertised for sale in 1816, "two valuable lots No. 39 and 43 containing one acre each and adjoining the property of the heirs of the late Mr. Frederick Green [124 Charles Street]."¹

By November 30, 1816, Henry H. Chapman (son-in-law of John Davidson) had purchased Lot 43 for \$97 and Lot 39 for \$350.² Full title of the land was not conveyed until 1819. As seen previously,

¹ Maryland Gazette, November 7, 1816.

² Chancery Court Records 99, Folio 539.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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the purchase price indicated the improvements on Lot 43, in this case the lack of improvements. Years later, in 1844, Chapman sold the property to George Wells, Jr.

Born in 1800, George Wells, Jr. was a prominent citizen of Annapolis, serving as president of the Farmers National Bank and in the Maryland Senate, as well as manager of the Annapolis & Elk Ridge Railroad. Wells had begun purchasing property, both improved and undeveloped, throughout Annapolis in the 1820s. By the 1840s, Wells had accumulated all of the parcels fronting Charles Street, which included the Adams-Kilty House at 133 Charles Street and the Jonas Green House at 124 Charles Street.

By the third quarter of the 19th century, Wells had overextended himself financially. Consequently, he mortgaged his landholdings to the Farmers Bank of Maryland in 1877. Wells immediately defaulted on the loans and was forced to sell his property on Charles Street, Duke of Gloucester Street, Market Street, South Street, Cathedral Street, Carroll Street, North West Street, and Bladens Street. Alexander Randall was appointed trustee of the estate, and charged with overseeing the subdivision and sale of the land. The property along Charles Street, which included Parcels 28, 30, 31, and 32 was subdivided to create 25 individual lots to be sold at public auction. The sale, completed by 1881, yielded \$16,563 for Wells to pay his creditors.

Building History

The portion of the plot where the building at 74 Charles Street was later erected was purchased in 1881 by John W. Smith for \$150 per foot. The lot, labeled Lot I in the Chancery Court Paper of George Wells, consisted of 160 feet fronting Charles Street and extending to Spa Creek. Within one year, Smith was assessed \$800 for the new dwelling standing on the Lot 17.

The 1900 census records document that John Smith was living in the dwelling then denoted as 4 Charles Street. Smith, born in June 1851 in Maryland, was a carpenter and state watchman. His family included wife, Francis (born 1854), daughter Elsie (born 1883), and sons, Frank O. (born 1886), John C. (1891), and Howard L. (1894). By 1910, the family was enlarged to include Edna L. and Marie K., the wife and infant daughter of Frank. The records indicate that Frank Smith, who would later serve in the navy during World War I, was employed at the time of the census as a city police officer. In 1920, the household included three more of Smith's children, and

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second wife, Margaret Crowe. Although John Smith was listed as the head of the household, Frank Smith was listed as paying rent. Additionally, Frank Smith's occupation was now listed as machinist for the B&O Railroad.

During the ownership of Smith, the building was enlarged by the construction of three generations of rear ells, the last dating from 1921, when the entire building was extensively renovated to reflect the fashionable Colonial Revival style. Contemporary with the alterations to the most current of rear ells was the full-width front porch and wood shingle cladding to hide subsequent additions.

Upon the death of John Smith in 1931, Frank Smith obtained title to the property on Charles Street. He continued to reside in the dwelling with his family until his death in 1950. Title of the property had been devised to Frank O. Smith, III, the great-grandson of John Smith. Smith, III conveyed 74 Charles Street out of the Smith family for the first time in seventy-five years, selling it in 1956 to Pauline H. and Miquel Montesinos, who had been leasing the property at least since 1954.

In 1982, the property was conveyed to Ralph D. Calvert, who sold it four years later to Marian Van Horn. Present owners Paula J. and John F. Hartman purchased the single-family dwelling at 74 Charles Street in 1992. While serving as the primary dwelling for the Hartmans, the property is also known as the Charles Inn Bed-and-Breakfast.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)

Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape Architecture, and
Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Urban

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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Chain of Title for 74 Charles Street:

1718: Lots 39 and 40 of parcel 32 surveyed for
 William Bladen
 Stoddert Notebook, Folio 42-43

1724: Thomas Bladen and Thomas Colmore (holds
 mortgage) to Daniel Dulany
 Land Records of Anne Arundel County,
 Liber SY 1 Folio 102

1781: Commissioners of Confiscated Property to
 David Lynn

March 25, 1794: David Lynn to John Davidson

October 1794: John Davidson devised to wife, Eleanor,
 and five children
 Chancery Court Papers, 1447

1796: Alexander C. Hanson, Chancellor, to
 William, Margaret, Mary and Samuel
 Davidson and Eleanor Harris
 Land Records of Anne Arundel County,
 Liber JG 4 Folio 255

1819: Louis Gassaway for heirs of John and
 Eleanor Davidson to Henry H. Chapman
 Land Records of Anne Arundel County,
 Liber WSG 6 Folio 197

February 7, 1844: Henry H. Chapman Heirs to George Wells
 Land Records of Anne Arundel County,
 Liber WSG 27 Folio 215

March 7, 1881: Alexander Randall for George Wells to
 John W. Smith
 Land Records of Anne Arundel County,
 Liber SH 17 Folio 161

November 26, 1956: Frank O. Smith, III to Miquel Montesinos
 Land Records of Anne Arundel County,
 Liber 1082 Folio 563

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CONTINUATION SHEET

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April 16, 1982:

Miguel Montesinos to Ralph D. Calvert
Land Records of Anne Arundel County,
Liber 3491 Folio 58

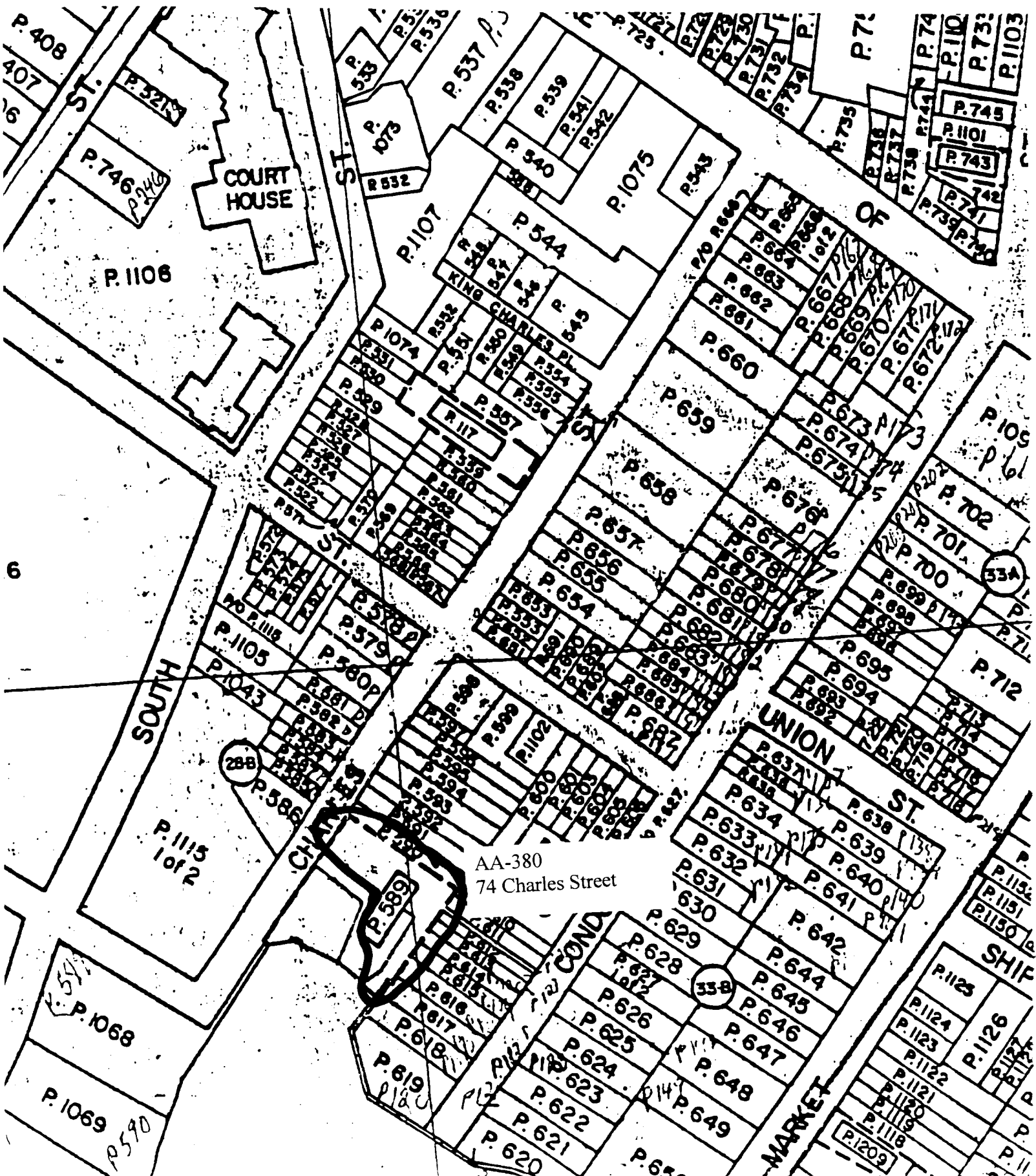
May 8, 1986:

Ralph D. Calvert to Marian Van Horn
Land Records of Anne Arundel County,
Liber 4070 Folio 262

July 1, 1992:

Marian Van Horn to Paula J. and John F.
Hartman
Land Records of Anne Arundel County,
Liber 5687 Folio 546

MAP OF ANNAPOLIS, No.4-6
Maryland Department of Assessments and Taxation
1967; Revised 1991
Scale 1' = 200'





AA-380

74 CHARLES ST

ANNAPOLIS, MD

TRACERIES

JULY 1999

MD SHPO

NORTH CORNER, LOOKING SOUTH

1 OF 4



AA-380

74 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

1/99

MD SHPO

SOUTHWEST ELEVATION, LOOKING EAST

2 OF 4



AA-380
74 CHARLES STREET
ANNAPOLIS, MD
TRACERIES
JUNE 1999
MD SHPO
SE ELEVATION OF ELL
LOOKING NORTH
3 OF 4



AA-380

74 CHARLES STREET

ANNAPOLIS, MD

TRALERIES

1/99

MD SHPO

NORTH CORNER, LOOKING SOUTHWEST

4 OF 4

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER:

AA 380

NEGATIVE FILE NUMBER:

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: SF Res

ORIGINAL USE: SF Res

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ()

Good (X)

Fair ()

Poor: ()

THEME:

STYLE: Vernacular - Annapolis Federal

DATE BUILT:

1885-1891

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 74 Charles Street

COMMON NAME:

FUNCTIONAL TYPE: Res Map 32Par 89

OWNER: Miguel & P. M. Montesinos

ADDRESS: 74 Charles Street
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X)

No ()

Restricted ()

LEVEL OF SIGNIFICANCE:

Local (✓)

State ()

National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon (X)
 - B. Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle (X) Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer () Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Other:
4. Roof Structure
 - A. Truss: Wood (X) Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle (X) Sheet Metal ()
Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches (X) Towers () Cupolas () Dormers (X) Chimneys (X) Sheds () Ells (X)
Wings () Other:

Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 2 1/2

Number of Bays: 3

Approximate Dimensions: 20 x 60

Entrance Location: Right

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()

Development () Deterioration ()

Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()

Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-380

Gabled roof dormers with returns; good paneled cornice with four consoles; triangular window and transom lit door caps; full width porch on Tuscan columns and simple entablature.

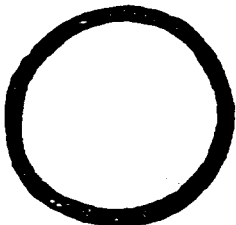
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good example of Victorian Italianate residence at important location, end of row of structures of the same period.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
 Moderately Built Up() Densely Built Up(✓)
 Residential() Commercial()
 Agricultural() Industrial()
 Roadside Strip Development()
 Other:

RECORDED BY:

Russell Wright

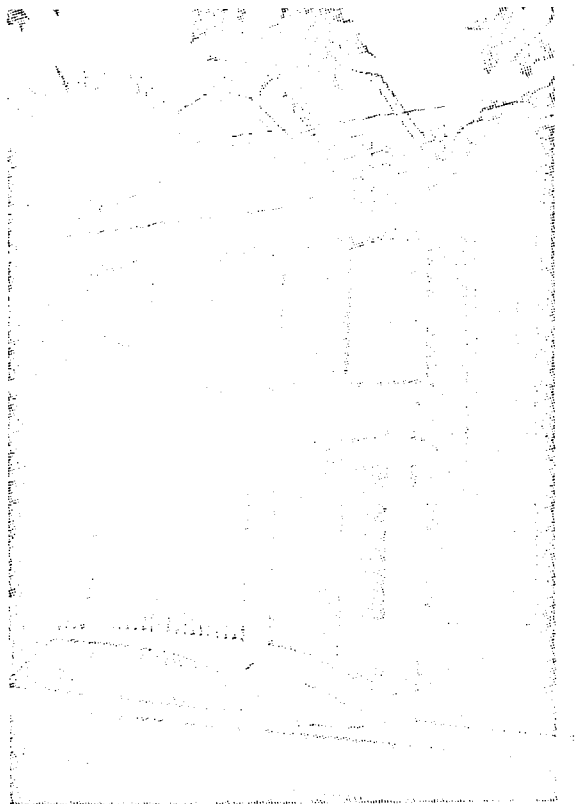
ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

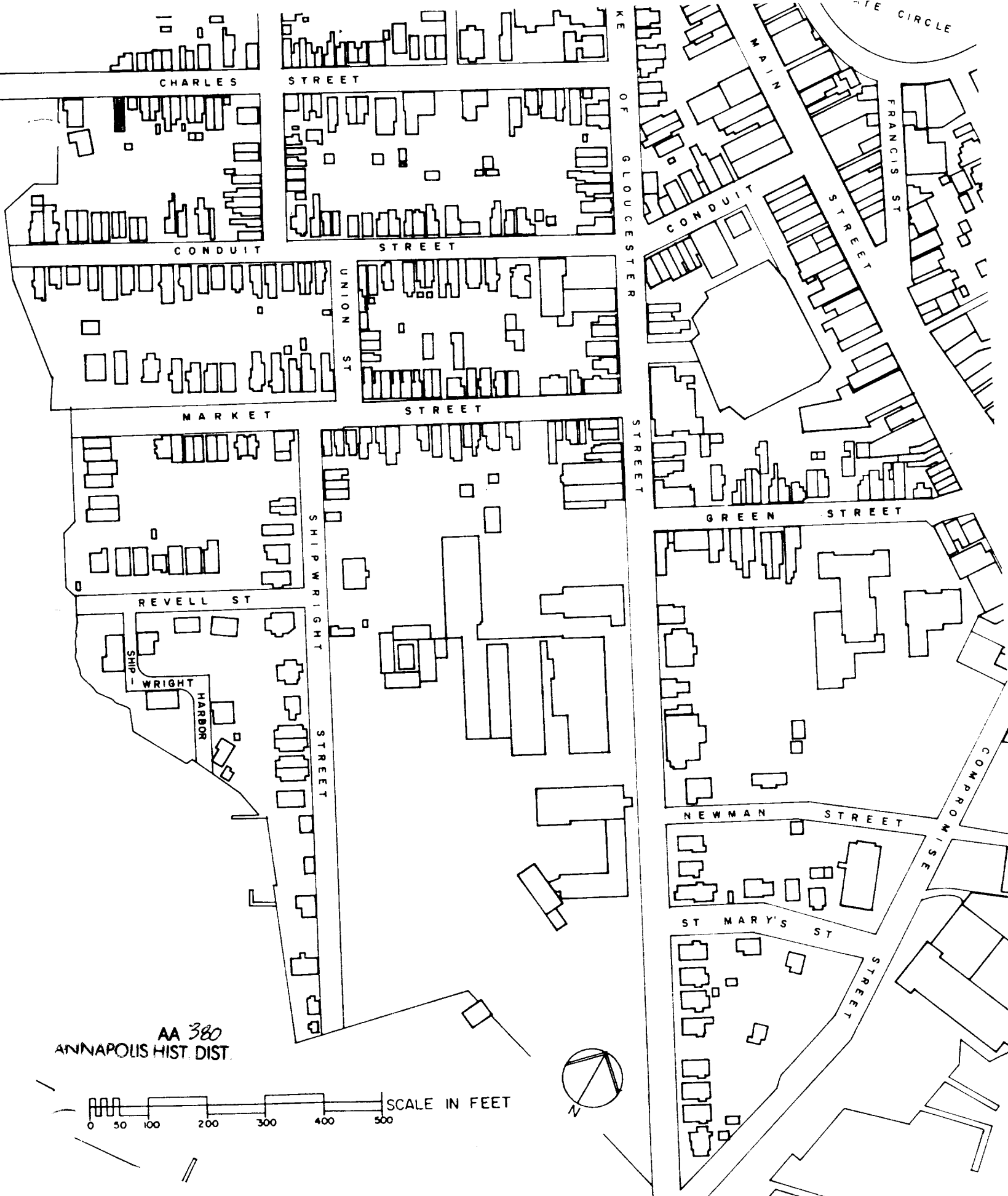
Aug. 1983

Form 10-445
(5-62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 74 Charles Street ORIGINAL OWNER ORIGINAL USE residence PRESENT OWNER Miguel Montesinos PRESENT USE residence WALL CONSTRUCTION shingle NO. OF STORIES two plus dormer attic.		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY	
		2. NAME DATE OR PERIOD c. 1870s + STYLE Greco-Victorian ARCHITECT BUILDER	
		3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION		OPEN TO PUBLIC NO	
<p>At the foot of Charles Street, No. 74 is a good, well preserved example of post Civil War Annapolis residential, but with earlier features. Slope of roof, twin dormers and windows with pointed molded cap lintels give house Greek appearance. All windows are 2/2 and front porch has 4 chunky columns and a simple entablature. Simple brackets on cornice. In important location.</p>			
			
5. PHYSICAL CONDITION OF STRUCTURE		Good	
6. LOCATION MAP (Plan Optional)		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City DATE OF RECORD July 27, 1967	

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

44-280
TE CIRCLE





74 Charles
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
NE Elevation/camera facing SW



74 Charles

AA 380

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW



AA-380

PHOTOGRAPH BY
WILLIAM D. MORGAN

74 Charles St

Dec 27 / 87

651